

TRANSFER  
TAX  
PAID

Doc # 2005004341  
Book 8308 Page 0251

38-132

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, **McGee Properties, LLC**, of West Gardiner, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Edmund J. Quirion**, of Augusta, County of Kennebec and State of Maine,

whose mailing address is: 463 West River Road, Augusta, Maine 04330

the receipt whereof, **McGee Properties, LLC** does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said **Edmund J. Quirion**, his heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in the Town of **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

**BEGINNING** at an iron pin in the westerly line of Silver Street at the northeasterly corner of land now or formerly of National Dairy Products Corp.; thence westerly in the northerly line of said National Dairy Products Corp. a distance of 107.4 feet, more or less, to an iron pin; thence northerly parallel to the westerly line of said street a distance of 53 feet, more or less, to an iron pin; thence deflecting 85° 45' to the right a distance of 107.7 feet, more or less, to an iron pin in the westerly line of said street; thence southerly in the westerly line of said street a distance of 61 feet, more or less, to the point of beginning.

**MEANING and INTENDING** to convey the same premises described in the deed of Washington Mutual Bank, F.A. to McGee Properties, LLC dated November 20, 2003 and recorded in Kennebec County Registry of Deeds at Book 7794, Page 181.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Edmund J. Quirion**, his heirs and assigns, to him and their use and behoof forever.

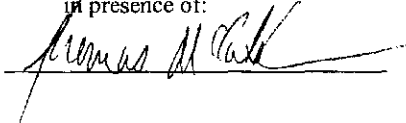
AND **McGee Properties, LLC** does **COVENANT** with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that it is free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its successors shall and will **WARRANT and DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

2 Ed Quirion  
463 W. River Rd  
Augusta, ME 04330

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IN WITNESS WHEREOF, I, Steven A. McGee, Member of McGee Properties, LLC  
have hereunto set my hand and seal in release of all rights this 1st day of  
FEBRUARY, in the year two thousand five.

Signed, Sealed and Delivered  
in presence of:



 POA FOR  
STEVE MCGEE  
McGee Properties, LLC  
By: Steven A. McGee, its Member

STATE OF MAINE, KENNEBEC, ss

FEB 1, 2005

Personally appeared the above named **Steven A. McGee, Member for McGee Properties, LLC** and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of McGee Properties, LLC,

Before me,

  
Notary Public  
Printed Name:

LORIA A. BAKER  
Notary Public, Maine  
My Commission Expires July 7, 2011

Received Kennebec SS.  
02/18/2005 9:35AM  
# Pages & Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS